



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-16
DATE: June 12, 2014
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of an Office/Retail Development

APPLICANT: Legacy Business Park, L.L.C.
LOCATION: North side of Rock Creek Road
between 36th Avenue N.W. and
Interstate 35
WARD: 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of an office and retail development. The entire ownership is included for the preliminary plat; however, only nine of the eighteen acres is encompassed within this rezoning request. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required to PUD, Planned Unit Development.

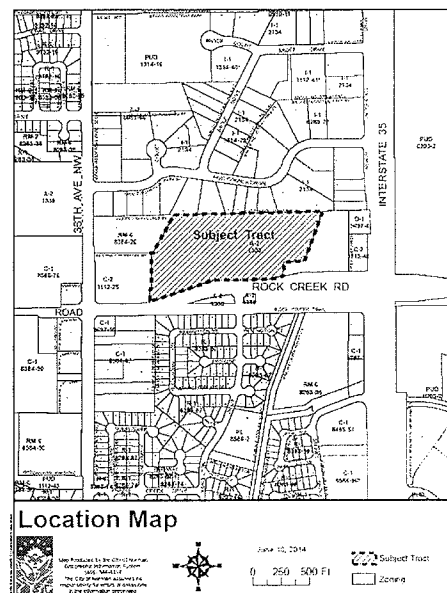
Please join us for a Pre-Development discussion of this proposal on Thursday, June 26, 2014 from 7:00 p.m. until 7:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-16

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Legacy Business Park, LLC	ADDRESS c/o Atty, Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Atty, Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Atty Sean Paul Rieger; 405.329.6070 BEST TIME TO CALL: Anytime

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 on the north side of Rock Creek Road, between 36th Ave NW and Interstate 35, 3219 W. Rock Creek Road.

and containing approximately 18.88 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The entire roughly 18.88 acres will be brought for a preliminary plat application, with the frontage along Rock Creek Road to be planned for an office and retail development in keeping with the 2025 Plan for this site, which is planned for commercial. Approx. 9 acres of the frontage would be rezoned from its current A-2 zoning to a PUD for commercial uses in keeping with the 2025 Planned commercial.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to PUD District(s)
☐ Special Use for _____
☒ Preliminary Plat Legacy Business Park (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
☐ Radius Map
☐ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☐ Filing fee of \$125.00

Current Zoning: A-2

Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested:

Received on:

6-9-14
 at 2:47 a.m. (p.m.)
 by [Signature]

SEAN PAUL RIEGER
ATTORNEY AT LAW • ARCHITECT
S.P. RIEGER PLLC
136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

9 June 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

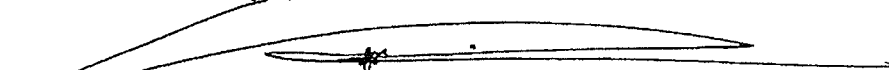
I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Planned Unit Development of the Property generally located at 3219 W. Rock Creek Road, Norman, Oklahoma 73072.

The Application will be filed for a Preliminary Plat of the entire the north side of W. Rock Creek Road, as it lies generally between the Wal-Mart Neighborhood Grocery and Interstate 35. The approximate 9 acres of frontage of the site will be rezoned from its current A-2 Rural Agricultural District designation to a Planned Unit Development. The PUD will allow for uses consistent with the current Norman 2025 Planned Commercial designation for the Property. Primarily the site will be developed as a business office park with some limited commercial retail possible.

The Property lies on the north side of the Legacy Trail system, and the property will provide connections from the Development to the Trail so as to allow for users of the Development to engage with the Trail. The Property is further bounded by the Wal-Mart grocery to the west, additional acreage and the Broce Industrial Park to the north, open space and the Interstate to the east, and the large W. Rock Creek Principal Arterial corridor to the south. Thus, impacts to any nearby property owners are anticipated to be positive.

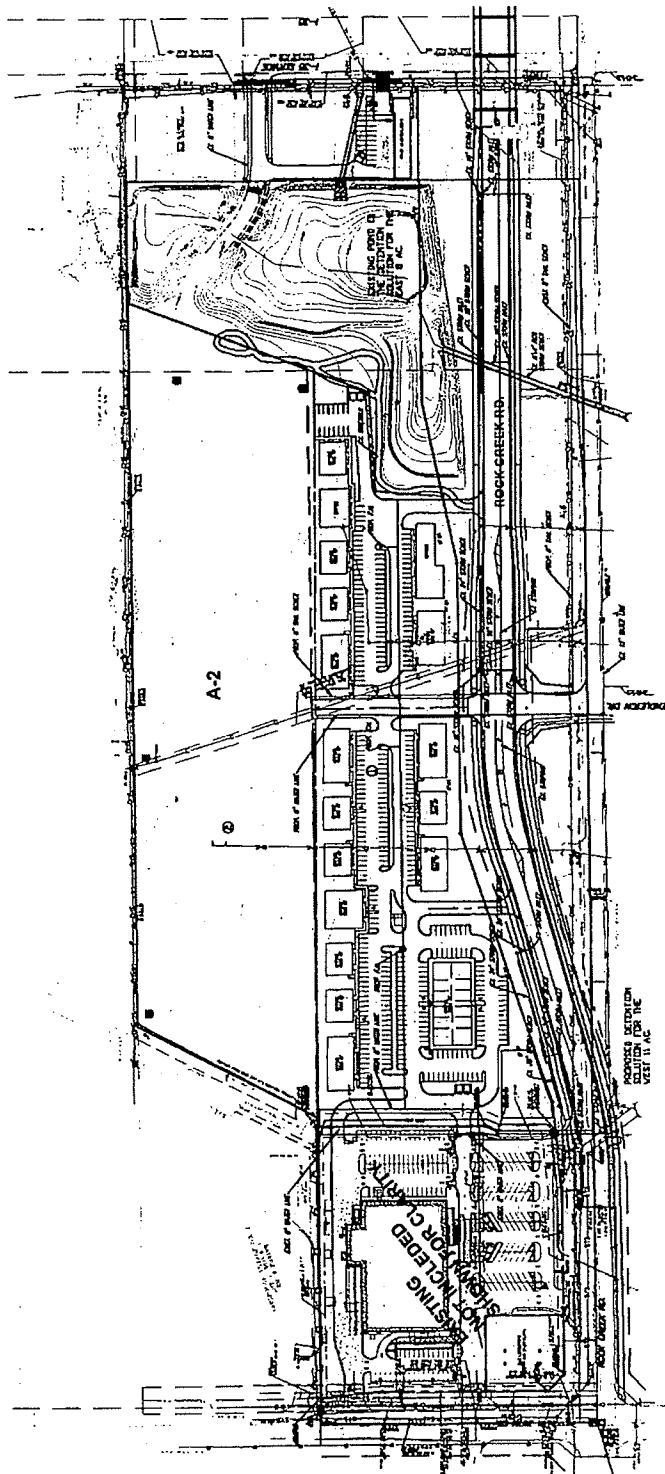
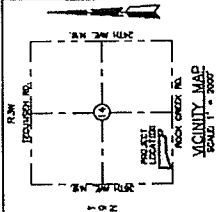
We respectfully request your support for this Preliminary Plat and Planned Unit Development. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC

A large, stylized handwritten signature in dark ink, appearing to read 'Sean Paul Rieger', is written over the printed name and title.

By: Sean Paul Rieger
Attorney at Law • Architect • Broker

NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES

- [illegible]

LEGACY BUSINESS PARK
36TH AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

LEGACY BUSINESS PARK



PROJECT NUMBER	1
DATE	10/1/74
SCALE	1" = 80'
DRAWN BY	JOHN DODD
CHECKED BY	JOHN DODD
DATE	10/1/74
PRELIMINARY DEVELOPMENT	MAP
NO. OF SHEETS	1